

CITY OF FULSHEAR

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Fulshear, Texas 77441

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PLANNING AND ZONING COMMISSION MINUTES AUGUST 9, 2013

1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order on August 9, 2013 at 9:30 a.m. by Planning and Zoning Commission Co-Chairman, David Worley, in the Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present:

*David Worley, Co-Chairman
Bill Archer
Terry Cozart*

Members Absent:

*Harold Collins
Derek Einkauf, Chairman
Mike Lavengco
one vacancy*

City Staff Present:

*D. (Diana) Gordon Offord, City Secretary
C. J. Snipes, City Administrator
Michelle Morris, Building Inspector
David Leyendecker, City Engineer*

Others Present:

*Jerry Winograd
Kevin Casey
And ten others who did not sign in*

3. Citizen's Comments

There were no Citizen's comments.

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4. Approval of Minutes

July 12, 2013 Regular Meeting

A motion was made by Planning and Zoning Member Cozart to approve minutes as presented. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Members Collins, Einkauf, Lavengco, and one vacancy

Co-Chairman Worley stated that some items on the agenda would be taken out of sequence due the City Engineer has another obligation and wants to get his comments on all of the plats. He stated we would start with item 13 (Around the Bend Plaza).

See details under Item 13.

Co-Chairman Worley announced that he would like to do Preliminary Plats for items 6, 7, 8, and 9 in one motion if there were no objections. There was only silence. City Engineer, David Leyendecker, stated that all the comments regarding his reviews has been cleaned up and he recommends approval.

6. Consideration and possible action on Creek Falls at Cross Creek Ranch Section

1/Preliminary Plat

7. Consideration and possible action on Creek Falls at Cross Creek Ranch Section

2/Preliminary Plat

8. Consideration and possible action on Creek Falls at Cross Creek Ranch Section 3/ Preliminary Plat

9. Consideration and possible action on Creek Falls at Cross Creek Ranch/Section 4/ Preliminary Plat

A motion was made by Planning and Zoning Member Archer to approve Items 6, 7, 8, and 9. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Members Collins, Einkauf, Lavengco, and one vacancy

10. Consideration and possible action on Cross Creek Bend Lane Extension No. 8/ Preliminary Plat

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David Leyendecker, City Engineer, stated there are no comments only that a flood plain certification be provided and he has received the information.

A motion was made by Planning and Zoning Member Archer to approve Cross Creek Bend Lane Extension No. 8/Preliminary Plat. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Members Collins, Einkauf, Lavengco, and one vacancy

11. Consideration and possible action on Creek Cove at Cross Creek Ranch/ Section 5/ Preliminary Plat

12. Consideration and possible action on Creek Cove at Cross Creek Ranch/Section 6/Preliminary Plat

City Engineer, David Leyendecker, stated that both Section 5 and 6 are the same and all the changes have been made.

Co-Chairman Worley stated he would like Section 5 and Section 6 of Creek Cove voted in the same motion if no objections..

A motion was made by Planning and Zoning Member Archer to approve Creek Cove at Cross Creek Ranch Sections 5 and 6 as presented. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Members Collins, Einkauf, Lavengco, and one vacancy

13. Consideration and possible action on Around the Bend Plaza/Final Plat

There was some discussion among the members regarding the building line. City Engineer, David Leyendecker, suggested they a 15ft. building line was required and that the Commission could approve the plat but not the building line and the developer has the option to ask for variance or not approve at all.

A motion was made by Planning and Zoning Member Archer to approve the plat with a required 15ft building line and the developer has the option to ask for a variance. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Cozart, and Worley

Nays: None

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Absent: Planning and Zoning Members Collins, Einkauf, Lavengco, and one vacancy

14. Consideration and possible action on Creek Bend at Cross Creek Ranch/ Section 4/Final Plat

David Leyendecker, City Engineer, recommends approval with comments noted on the review sheet. The developer stated the comments has been submitted to the City. Mr. Leyendecker stated that it was all good.

A motion was made by Planning and Zoning Member Archer to approve Creek Bend at Cross Creek Ranch Section 4 Final Plat per recommendation from the City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Members Collins, Einkauf, Lavengco, and one vacancy

15. Consideration and possible action on Firethorne West/Section 16/ Preliminary Plat

Co-Chairman Worley stated it is noted that this one is missing utility letters. Michelle Morris, Building Inspector, stated that she has now received them.

Mr. Leyendecker stated he recommends approval subject to the three comments on the engineer review sheet.

A motion was made by Planning and Zoning Member Archer to approve subject to the comments from City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Members Collins, Einkauf, Lavengco, and one vacancy

16. Discussion and consideration of General Plan and Initial Phase for Tamarron

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Mike Rust was the representative for the project that was known as "Tamarron". DR Horton is the developer for this project. The developer gave a 15-minute overview for the acquired 1,351 acre parcel located off FM 1463. He stated they have plans for 2200 homes and 50 acres of Commercial. He stated the property is surrounded by four major thoroughfares. Majority of the homes will be located in the Lamar School District and small portion in the Katy ISD. There was a short exchange of questions and answers among the Commission and the developer.

No action was taken.

17. Discussion and consideration of presentation of Multi-Family housing by Judwin Development

Representative, Jerry Winograd, for Judwin Realty Group which plans to do a Multi-family Residential project in Cross Creek Ranch. Mr. Winograd shared his background with the Commission. He shared some diagrams of the proposed project along with pictures of the interior design for the multi-dwellings. He stated the price would range from \$750-\$2000 per unit. There will be a manager on site along with outside security and one police officer on duty at all times. Each unit will have an attached garage. The area will be gated. There was a short exchange of questions and answers. No action was taken.

18. Adjourn

A motion was made by Planning and Zoning Member Archer to adjourn. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Cozart, and Worley

Nays: None

Absent: Planning and Zoning Members Collins, Einkauf, Lavengco, and one vacancy